



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Application for a Reasonable Use Exception / SEPA Notification

Brackmann Lot 2 - Reasonable Use Exception - PLN2010-00018

Project Description: The applicant is applying for a Reasonable Use Exception to allow for construction of a single family home on a site constrained by wetlands, landslide hazard areas, streams, erosion hazard areas, associated buffers, and the erosion hazard near sensitive water body. The proposed house is located in an area accessed by a historically established driveway. The project will also include critical area restoration required to resolve a code enforcement case, and is directly associated with the adjacent Reasonable Use Exception (also by the same applicant) - PLN2010-00018. This property will provide access to the adjacent property.

The applicant (Robert Cousins) applied for the above project on August 04, 2010; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on August 25, 2010. On September 08, 2010, the City issued this Notice of Application / SEPA Notification by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

Applicant: Robert Cousins
Public Comment Period: September 08, 2010 through September 29, 2010
Project Location: 4035 212TH WAY SE, Sammamish, WA.
Tax Parcel Number: 1724069093

Existing Environmental Documents: Critical Areas Affidavit, received August 4, 2010; SEPA Checklist, received August 4, 2010; Brackmann - Lot 2 Site Plan by Concept Engineering, received August 4, 2010; Single Family Development and Associated Wetland and Buffer Restoration Program by Habitat Technologies, revised November 8, 2009 and received August 4, 2010; Runoff Analysis by Verlin S. Bradshaw PE, received August 4, 2010

Other Permits Included: SEPA Determination, future expected building and / or grading permits

SEPA Review: Based on the submitted application, and available information, the City anticipates issuing a DNS or a MDNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Staff Member Assigned: Evan Maxim, Senior Planner
(425) 295-0523
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Interested persons are invited to submit written comments pertaining to the application determination no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 - 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.